Box 1

This instrument was prepared by:
Guaranty Title and Escrow Co.
2711 Murfreesboro Rd. Suite 200
Antioch, TN 37013

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is
$48,000.00
Affiant
Subscribed and sworn to before me, this the 2nd day of April, 2003.
Notary Public
Commission Expires: 2/20/07

JENNIFER FISHER NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

Davidson County DEEDWARR
Recvd: 04/04/03 09:50 2pgs
Fees:13.00 Taxes:177.60
20030404-0044586

# WARRANTY DEED

| **Address of New Owner:** | **Send Tax Bills To:** | **Map & Parcel:** |
|---|---|---|
| Kenny L. Bundy | Owner | 50-114 |
| 3802 Whites Creek Pike | | |
| Nashville, TN 37207 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Jay Gilpin HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenny L. Bundy HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the second Civil District of Metropolitan Nashvile Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc. Job No. 83-054, as follows:

To reach the beginning from an iron pin at the northeast corner of C.A. Wheeler, Jr., Tax Map 50, Parcel 100 on the westerly right of way line of I-24, follow I-24 N 10 degrees 28' 02" W 514.65 feet to a concrete monument; thence N 19 degrees 38' 27" W 1217.97 feet to a concrete monument; thence, N 26 degrees 36' 18" W, 402.26 feet to a concrete monument; thence N 19 deg 51' 52" W, 542.00 feet to an iron pin, the point of beginning; thence S 64 degrees 09' 51" W 692.72 feet to a point in the center of a 50 ft private drive; thence northwardly with the center of said drive and a 478.33 ft radius curve to the left 84.33 ft, said curve has a chord bearing and a distance of N 24 degrees 54' 32" W 84.22 ft; thence, N 29 degrees 57' 45" W 293.72 ft; thence, with a 778.15 ft radius curve to the right 149.54 ft, said curve has a chord bearing and distance of N 24 degrees 27' 26" W 149.31 ft; thence N 18 degrees 57' 07" W 221.50 ft; thence, leaving said drive N 71 degrees 02' 53" E 644.57 ft to an iron pin on the westerly right of way line of 1-24; thence, with said line S 0 degrees 31' 19" E 321.79 ft to a concrete monument; thence, S 56 degrees 21' 44" E 367.17 ft to a concrete monument; thence, S 19 degrees 51' 52" E 62.24 feet to the point of beginning and containing 10.00 acres, more or less.

Being the same property conveyed to Jay Gilpin from James A. Waechter, Trustee as of record in Book 9023, Page 284, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

Unimproved ( XX )
This is improved property ( ) known as: 10 Acres, Trail Hollow Road, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S), that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further convent and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns, against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 2 day of April, 2003.

Jay Gilpin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jay Gilpin the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument or the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2 day of APRIL, 2003.

Notary Public

Commission Expires: My Commission Expires MAY 29, 2005

KENDRICK DORSE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself/herself to be the _____ of the _____, a corporation, and that he/she as such _____ signed such foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as _____.

Witness my hand and official seal at Nashville, Tennessee, this the ____ day of _____, _____.

Notary Public

Commission expires:_____